

# 14 Watchorn Close, Holt, ACT 2615

LUTON

## House For Sale

Thursday, 1 February 2024

14 Watchorn Close, Holt, ACT 2615

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 382 m2**

**Type: House**



Annelies Bindley  
0475594779

## Auction

Welcome to 14 Watchorn Close in Holt. A spacious single level, three-bedroom, two bathroom home, nestled in a quiet cul-de-sac backing onto Burns Golf Club golf course. Attractive for first home buyers, downsizers, and savvy investors alike, this is a must-see residence. As you enter the property you are immediately welcomed into the open plan living and dining area. From here step out to the covered outdoor entertaining area with an abundance of space for family and friends to enjoy evening BBQ's or to step out and enjoy your morning coffee. The kitchen comes complete with a new dishwasher, electric cooktop, electric oven, and ample storage space. At the rear of the home is the spacious Master bedroom with ensuite and walk in robe, as well as two further bedrooms complete with built in wardrobes. The second bathroom has a separate shower and bath. The residence is currently rented on a month to month lease for \$550/week. Easy to maintain 382m<sup>2</sup> block of land, the home oozes potential and located in a desirable quiet, tree lined street and with walking distance to the golf course. This residence must be seen. Property Features: Construction: 1995 approx. EER: 6.0 Stars Land Tax: \$984.24 /quarter approx. (if rented) Rates: \$631.92 /quarter approx. Rental Appraisal: \$580 - \$630/Week Block: 382m<sup>2</sup> approx. Residence: 92.90m<sup>2</sup> approx. Garage: 21.30m<sup>2</sup> approx. Total: 114.20m<sup>2</sup> approx. UV: \$395,000 (2023) Features: Reverse cycle air conditioning and heating Gas heating option New electric cooktop New electric Oven New dishwasher Large separate laundry Outdoor covered entertaining area Master bedroom with ensuite Electric single lock up garage with internal access Roof recently painted and sealed New driveway Off street parking Quiet cul-de-sack Playground across the road 6.0 star EER Close to Burns Golf Club Close to Kippax Fair Shopping Center Local Schools and University of Canberra